



FOR SALE  
4909 COLDWATER CANYON AVE  
SHERMAN OAKS, CA

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# EXECUTIVE SUMMARY

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The Agency is proud to bring to market: 4909 Coldawter Canyone Avenue.

4909 Coldwater Canyon Avenue presents a premier investment opportunity to acquire a well-maintained 6-unit multifamily asset in the heart of Sherman Oaks, one of the San Fernando Valley's most resilient and high-demand rental submarkets. Comprising a strategic mix of four spacious one-bedroom/one-bathroom units and two large two-bedroom/one-bathroom units, the property offers a classic aesthetic paired with functional layouts that consistently outperform high-density modern developments in tenant retention.

Sherman Oaks continues to lead the San Fernando Valley in stability, characterized by tight inventory and a steady influx of high-income professionals. While the broader Los Angeles market has seen fluctuations, the 91423 zip code remains a "top choice" for families and commuters.



# PROPERTY SUMMARY

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## PROPERTY DATA

5,412 SF

BUILDING SIZE

11,562

SF LAND AREA

1952

YEAR BUILT

6

UNITS

## INVESTMENT DATA

\$1,700,000

ASKING PRICE

\$314.17

BUILDING PRICE / SF

\$147.03

LAND PRICE / SF

# CASH FLOW\*

| RENT ROLL & INCOME    |          |                |                  |
|-----------------------|----------|----------------|------------------|
| UNIT #                | UNIT MIX | MONTH TO MONTH | RENT             |
| UNIT 1                | 2BD 1BA  | SINCE 2021     | \$2055           |
| UNIT 2                | 1BD 1BA  | SINCE 2015     | \$1008           |
| UNIT 3                | 1BD 1BA  | SINCE 2021     | \$1,816          |
| UNIT 4                | 2BD 1BA  | SINCE 2015     | \$1,214          |
| UNIT 5                | 1BD 1BA  | SINCE 2015     | \$1,074          |
| UNIT 6                | 1BD 1BA  | VACANT         | \$1,784          |
| <b>TOTAL MONTHLY</b>  |          |                | <b>\$8,780</b>   |
| <b>TOTAL ANNUALLY</b> |          |                | <b>\$107,412</b> |

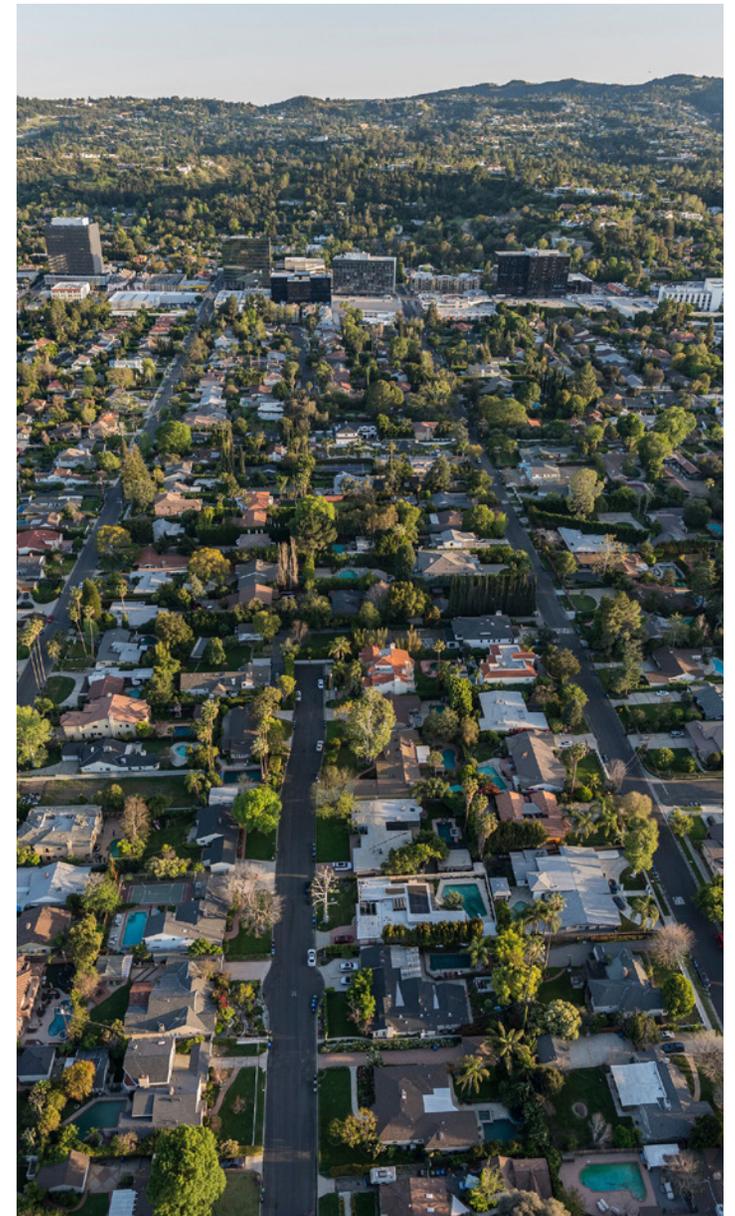
| EXPENSES               |            |                    |
|------------------------|------------|--------------------|
| PROPERTY TAXES (1.19%) | \$1,685.83 | \$20,230           |
| INSURANCE              | \$180.42   | \$2,165            |
| WATER, SEWER, POWER    | \$315.42   | \$3,785            |
| TRASH                  | \$87       | \$1,044            |
| GAS                    | \$9.67     | \$116              |
| LANDSCAPING            | \$80       | \$960              |
| OFF-SITE MANAGEMENT    | \$316.83   | \$3,802            |
| MAINTENANCE            | \$275      | \$3,300            |
| <b>TOTAL EXPENSE</b>   |            | <b>\$35,402.00</b> |

|                             |                    |
|-----------------------------|--------------------|
| <b>NET OPERATING INCOME</b> | <b>\$72,790.00</b> |
|-----------------------------|--------------------|

\*Rates are Subject to Change Based on Contracted Service Provider & At A Fully Lease Building

# DEMOGRAPHICS

|                            | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>          |           |           |           |
| 2020 POPULATION            | 32,850    | 118,890   | 280,482   |
| 2024 POPULATION            | 32,559    | 117,336   | 278,397   |
| 2029 POPULATION PROJECTION | 31,714    | 114,189   | 271,242   |
| ANNUAL GROWTH 2020-2024    | -0.2%     | -0.3%     | -0.2%     |
| ANNUAL GROWTH 2024-2029    | -0.5%     | -0.5%     | -0.5%     |
| <b>HOUSEHOLDS</b>          |           |           |           |
| 2020 HOUSEHOLDS            | 14,751    | 53,021    | 118,606   |
| 2024 HOUSEHOLDS            | 14,465    | 51,785    | 116,921   |
| 2029 HOUSEHOLD PROJECTION  | 14,050    | 50,258    | 113,693   |
| ANNUAL GROWTH 2020-2024    | 0.9%      | 0.8%      | 1.0%      |
| ANNUAL GROWTH 2024-2029    | -0.6%     | -0.6%     | -0.6%     |
| OWNER OCCUPIED HOUSEHOLDS  | 5,707     | 19,218    | 36,249    |
| RENTER OCCUPIED HOUSEHOLDS | 8,343     | 31,039    | 77,446    |
| <b>HOUSING INCOME</b>      |           |           |           |
| AVG. HOUSEHOLD INCOME      | \$130,215 | \$122,144 | \$108,201 |
| MEDIAN HOUSEHOLD INCOME    | \$102,837 | \$91,785  | \$79,013  |
| \$25,000 - \$50,000        | 1,751     | 7,148     | 18,198    |
| \$75,000 - \$100,000       | 1,660     | 6,650     | 14,965    |
| \$125,000 - \$150,000      | 1,393     | 4,239     | 8,212     |
| \$200,000+                 | 2,932     | 9,550     | 16,937    |
| <b>PLACE OF WORK</b>       |           |           |           |
| 2023 BUSINESSES            | 1,746     | 7,407     | 18,047    |
| 2023 EMPLOYEES             | 9,924     | 50,523    | 115,244   |





4909 COLDWATER CANYONE AVENUE, SHERMAN OAKS



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FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT

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